



CLOVERDALE
AREA REDEVELOPMENT PLAN

Implementation
Report(Revised)

APPROVED - MARCH 25, 1986

THE CITY OF
Edmonton
PLANNING
AND BUILDING

Cloverdale Area Redevelopment Plan Implementation Report

Section 1 - Introduction

In order to achieve the type of community outlined in the Cloverdale Area Redevelopment Plan and the background documents "Low Density Infill Housing Design Guidelines for the Cloverdale Area Redevelopment Plan" and "An Urban Design Strategy for Cloverdale", the implementation of the Area Redevelopment Plan must be undertaken in a manner which will see the capital improvements installed quickly. It is also necessary that the marketing of land and promotion of development in the area be approached in an aggressive manner which will recognize and create the desired community image.

This report outlines the program necessary to implement the recommendations in the Cloverdale Area Redevelopment Plan. A four year schedule and budget are presented, with an explanation of the ongoing process and a description of the actions necessary to complete each capital project. Through the implementation strategy, the aggressive approach needed to achieve "the image" is described.

The Implementation Report is a companion document to the Cloverdale Area Redevelopment Plan Bylaw #7972 and is to be presented to City Council for approval of the Implementation program, budget and financing strategy in conjunction with final approval of Bylaw #7972.

Section 2 - Implementation Strategy

It is important that the Real Estate and Supply Services Department develop and implement an aggressive marketing strategy which recognizes the desired community image and the need to dispose of land and encourage rehabilitation and redevelopment as expeditiously as possible.

In order to aggressively market these lands and create the desired community image, the Parks and Recreation, Water and Sanitation, Planning and Building and Transportation Departments must undertake capital improvements as directed by Council in accordance with the schedule outlined in this document. As well, the implementation of those works which require an interdepartmental, urban design approach - namely the streetscape improvements, neighbourhood identification signage, viewpoints and park plazas must be coordinated.

In order to undertake the activities described above, the City Administration, under the direction of the City Manager, will appoint a project manager with support on an as-needed basis from representatives of the Planning and Building, Real Estate and Supply Services, Parks and Recreation, Water and Sanitation and Transportation Departments. The project manager's sole task will be to implement the Cloverdale (and Rosedale) Area Redevelopment Plan(s). The project manager must be an individual who is sensitive to the "image" of the community, with experience in marketing unique concepts and land and in planning and developing capital improvements. It will also be the role of the project manager to keep the City Manager apprised of the progress of the project.

This approach requires that City Council:

1. direct the Transportation, Parks and Recreation, Planning and Building and Water and Sanitation Departments to incorporate those projects and corresponding expenditures into their annual Capital Budgets as indicated in Table 1 to this Implementation Report; and
2. approve a capital budget and a four year schedule along with the approval of the Area Redevelopment Plan

This will enable a coordinated implementation program to be undertaken. The project budget will be reviewed annually over the duration of the implementation program.

Council must also request the River Valley Steering Committee and Cloverdale Community League to continue to act in an advisory capacity in developing the community image.

Section 3 - Capital Improvement Projects

This section describes the capital improvement projects recommended in the Cloverdale Area Redevelopment Plan, those capital projects which are necessary for the revitalization of the neighbourhood and for the marketing of City-owned land. The projects derive from the policies contained in "Section 3 - Plan Policies" of the Area Redevelopment Plan, and follow the same order as in the Plan.

Table 1, attached at the end of this report, shows the four year budget and schedule for all capital projects recommended for Cloverdale. The City Department responsible for undertaking or coordinating the project is also identified in this Table.

3.1 Transportation

1. Traffic Signals and Signage - 98 Avenue (Transportation Policy 1)

The Transportation Department will undertake an analysis of the need for traffic signals and signage along 98 Avenue and the need for a reduction of the speed limit to 50 kph on 98 Avenue within the first three months following approval of the Area Redevelopment Plan. They will install appropriate traffic signals and signage within the following three months at an estimated cost of:

full phased traffic signal at 96A Street	\$ 40,000
pedestrian activated red signal at 92 Street	40,000
pedestrian activated red signal at 95 Street	<u>40,000</u>
Total	\$120,000

3.2 Parks and Recreation

1. Community League Playground (Parks Policy 2)

The Community League playground development will take place in two stages. The first stage will involve the relocation of the existing playground equipment and the installation of new tot lot equipment for children under 6 years of age in conjunction with the construction of the proposed Cloverdale Community League Building. The existing wading pool will be retained as it is.

The design and construction of this playground will be undertaken by the Parks and Recreation Department, with Community League involvement, in 1987.

This playground will cost an estimated \$30,000.

The second stage playground development will be undertaken at a time determined by the Community League and the Parks and Recreation Department. The League may wish to wait until there is a larger

population in their neighbourhood and determine at that time what their needs are. To complete the playground, the League could apply for matching funds under the City's Neighbourhood Playground Development Programme.

2. Nature Preserve Signage (Parks Policy 3)

The Parks and Recreation Department, in 1986, will install appropriate signage at an estimated cost of \$1,000.

Upon approval of the Area Redevelopment Plan, the City will approach the Edmonton Public School Board to fund this signage as a contribution to the revitalization of Cloverdale, given the fact that this natural area is primarily utilized by the Bennett Environmental Education Centre for their nature interpretive programming.

3. Capital City Recreation Park Trail System - (Parks Policy 5)

a) 92 to 95 Streets

The removal of the existing four City-owned houses in the Park will create a park and trail area which extends from 98 Avenue to the river. Improvements to this portion of the Park include the development of:

- the park, with a pedestrian/bicycle trail, landscaping, tree planting and viewpoint openings as illustrated in Figure 4 of the ARP;
- a plaza at the northeast corner of 98 Avenue and 95 Street, with a bus stop and shelter, drinking fountain, seating area, phone booth, historic interpretive information and garden area; and
- streetscape improvements adjacent to 98 Avenue as illustrated in Figure 4 of the ARP, including boulevard landscaping and tree planting, the installation of a new sidewalk off the avenue and new lamp posts.

The Parks and Recreation Department will undertake the improvements to the park area while the Planning and Building Department will coordinate the development of the plaza and the 98 Avenue streetscape improvements. All of these improvements, except the viewpoint openings, will take place in 1986 and 1987, subject to funding availability.

The estimated costs for these improvements are as follows:

-	removal of City-owned dwellings (4 @ \$3000)	\$ 12,000
-	trail development	
	• clearing	5,000
	• grading	10,000
	• paving	30,000
-	tree planting	50,000
-	viewpoint development (3 @ \$40,000)	120,000
-	park plaza at 95 Street	227,000
-	98 Avenue streetscape, north side (91 to 94 Streets)	<u>228,000</u>
	Total	\$ 682,000

The City will approach the Provincial Government, upon approval of the Plan, to cost share these improvements as a direct provincial contribution to the revitalization of Cloverdale and the completion of the Capital City Recreation Park in this area.

b) 95 to 96A Streets

Completion of the CCRP trail system from 95 Street to 96A Street requires the acquisition of four residential properties which lie in the Park. Land Acquisition and Development Policy 2 recommends that the City continue to acquire properties in the CCRP. As the Parks and Recreation Department will not likely be able to acquire all four properties in this western portion within the next few years, a phased approach to completing this portion of the trail system will be undertaken once the properties are acquired, subject to Parks and Recreation budgeting priorities.

3.3 Utilities and Roadways

1. Sewer Upgrading (Utility and Roadway Policy 1)

Prior to undertaking sewer improvements in Cloverdale, the Water and Sanitation Department will inspect the existing sewers by television camera to determine their condition. The inspection program is estimated to cost \$100,000 and is recommended be done in 1986. The Department will also undertake a Roof Leader Disconnection Program in the neighbourhood as a preventative measure, to help alleviate storm water run-off problems. This program, estimated to cost \$42,000, is advisable regardless of what type of sewer system

improvements are undertaken in the future and is to be done in 1987. These two programs will be funded through the Area Redevelopment Plan budget.

The Water and Sanitation Department has presented two basic options for improving the sewer system: either the repair of the existing system; or the repair of the existing system and its conversion to a sanitary system, and the construction of a storm sewer system (described in Section 2.2.8 of the ARP). The cost estimates for these two options are \$1,400,000 and \$2,100,000 respectively.

Currently the Cloverdale sewer improvements to be funded under the Combined Sewer Relief Program are scheduled to take place in the year 2000. In order to undertake these works within the timeframe of the Cloverdale ARP implementation program, City Council would have to approve a change in priority ranking of communities scheduled for works under the Program, moving Cloverdale's improvements ahead from the year 2000 to 1987. Furthermore, if Council decided to recommend the conversion of the combined system to a separated system, the extra cost of this conversion (\$700,000 in the estimates provided above) would not be covered by the Program; it could be covered by a special area benefit assessment levied against properties in the Cloverdale area.

In 1986, the Water and Sanitation Department in cooperation with the Planning and Building Department will undertake the sewer inspection program as well as an evaluation of the preferred option and scheduling. Once this is completed, the Water and Sanitation Department will make a recommendation to Council as to the preferred option, scheduling and funding. As a result of this timing the only costs included in the budget (Table 1) are those incurred by the inspection and roof leader disconnection programs. The higher cost estimate for the sewer improvements, the \$2,100,000 figure, has been shown in Table 1 in brackets to illustrate this possibility.

2. Roadway and Sidewalk Improvements (Utility and Roadway Policy 2)

The roadways and sidewalks requiring repair or replacement in Cloverdale are identified in Section 2.2.8 of the Area Redevelopment Plan. The recommended schedule for these improvements is as follows:

1987

-	96A Street (97-98 Avenue) Replace 1.5 m walk on east side, west side curb reconstruction	\$ 34,000
-	96A Street (96-97 Avenue) East side remove and replace 1.5 m concrete walk	25,000
-	96A Street and 98A Avenue (north of 98 Avenue) Residential street paving; east side of 96A Street, remove and replace 1.5 m concrete walk; south side of 98A Avenue, construction of 1.5 m concrete sidewalk	113,600
-	91 Street (south of 98 Avenue) Roadway extension and cul-de-sac; curb and sidewalk construction	43,400
-	97 Avenue (92-93 Street) North side concrete walk, both sides, new curb and gutter, residential street paving	<u>35,000</u>
	Total	\$251,000

1988

-	97 Avenue (95-96A Street) Residential street reconstruction, minor curb repair	\$ 48,000
-	94 Street (97-98 Avenue) Residential street paving, curb repair, walk west side resurfacing	<u>38,500</u>
	Total	\$ 86,500

1989

-	92 Street (97-98 Avenue) New 1.5 m concrete walk east side and landscaping	\$ 29,000
-	93 Street (97-98 Avenue) Residential Street paving, minor curb and walk repair	38,500
-	96 Street (96-97 Avenue) Both sides remove and replace 1.5 m concrete walk, minor curb reconstruction	<u>48,000</u>
	Total	\$115,500

The Transportation Department will undertake these improvements through the Local Improvement Program according to the schedule indicated above. The schedule may be modified somewhat based on the location and timing of any possible sewer construction or reconstruction. The City portion of the overall \$453,000 cost is estimated to be \$253,000, as it is estimated that \$200,000 will be generated from local improvement assessments.

While the Transportation Department indicated that Cloverdale Hill Road required reconstruction, it is recommended that this work be done in accordance with the Transportation Department's overall priorities and scheduling, as said improvement is not a necessary component for the revitalization of Cloverdale.

3.4 Public Area Improvements

1. 97 Avenue Streetscape Improvements (Public Area Improvement Policy 1)

The improvements on 97 Avenue will include: 30 stalls of angle parking to be designated to the Cloverdale Community League; a corner park/plaza at 95 Street at the entrance to Gallagher Park and the Community League grounds; end-of-Avenue (termination) plazas at Muttart Conservatory and at the proposed "Camel Humps" Nature Preserve, including planting, paving, pedestrian lighting and seating;

and streetscape improvements, including new tree planting, lighting, sidewalk treatment and street furniture as illustrated in Figure 6 of the ARP.

The Planning and Building Department will coordinate the improvements to 97 Avenue, with the first phase commencing in 1987. The recommended schedule and estimated costs are:

<u>1987</u>	
- 30 parking spaces at Community League site	\$ 34,000
<u>1988</u>	
- 97 Avenue and 95 Street Corner entrance park	\$ 58,000
- End-of-Avenue plazas planting, paving, pedestrian lighting and seating	72,000
- 97 Avenue, south side (92 to 95 Streets) new sidewalk, lamp standards, sodding and tree planting	<u>261,000</u>
Sub-Total	\$391,000

1989

- 97 Avenue (92 to 96A Streets, north side;
95 to 96A Streets, south side)
new sidewalk, lamp standards, sodding and
tree planting

\$306,000

Total

\$731,000

2. 98 Avenue Streetscape Improvements (Public Area Improvement
Policy 1 and Policy 2)

The Planning and Building Department will coordinate the Improvements to 98 Avenue including: streetscape improvements, which include new sidewalks on 98 Avenue, two rows of tree planting, new pedestrian/roadway lamp standards and sodding as illustrated in Figure 5 of the ARP; and the establishment of special gateways at either end of the community, which include tree planting, lighting, special treatment of the existing pedestrian overpass at 96A Street and the construction of a light frame structure at 91 Street, as illustrated in Figures 7.1 and 7.2 of the ARP. The recommended schedule and estimated costs are:

<u>1987</u>	
-	Gateways at 96A Street and 91 Street
-	new sidewalks, lamp standards, sodding and tree planting on three residential block faces
	\$148,000
	<u>310,000</u>
Total	\$458,275
<u>1988</u>	
-	installation of new sidewalks, lamp standards, sodding and tree planting on four residential block faces and the commercial block faces
	<u>\$598,000</u>
Total	\$1,056,000

3.5 Consulting Fees

The consulting fees for the detailed design and working drawings for the Capital City Recreation Park plaza and streetscape improvements (Planning and Building Department's portion), and the 97 Avenue and 98 Avenue streetscape improvements, including the corner park at 97 Avenue/95 Street and the street termination plazas, are calculated on the basis of 7% of the capital budget for those works. The estimated fees are \$157,000.

Section 4 - Additional Implementation Actions

This section describes those specific implementation actions recommended in the Cloverdale Area Redevelopment Plan which do not require capital funding. These actions derive from the policies contained in "Section 3 - Plan Policies" of the Plan and follow the same order as in the Plan.

4.1 Housing

1. Housing Rehabilitation (Housing Policy 3)

The Planning and Building Department will investigate and ask Council to apply, on an ongoing basis, any provincial and federal programs dealing with the rehabilitation of Cloverdale housing stock.

2. City-Owned Housing (Housing Policy 4)

The Real Estate and Supply Services Department will upgrade selected City-owned houses in Cloverdale prior to resale, in 1986. The Department has allocated \$50,000 in their 1986 Operating Budget for this upgrading program.

4.2 Transportation

1. Cloverdale Hill Road (Transportation Policy 2)

The Transportation Department will register Cloverdale Hill Road as a local roadway in 1986.

2. Bicycle Trail System (Transportation Policy 3)

The Parks and Recreation Department will construct a bicycle trail along Cloverdale Hill Road, on the edge of Gallagher Park, from Connors Road to 97 Avenue within the next few years. This improvement is subject to the availability of funds and the capital budget priorities of the Parks and Recreation Department.

3. Lane Closure (Transportation Policy 4)

The Transportation and Real Estate and Supply Services Departments will prepare an appropriate bylaw to close the lane between 92 Street and 93 Street, from the lane south of 98 Avenue to 98 Avenue when required for development purposes, in 1986 or 1987. The bylaw will be presented to Council for approval.

4. Major Facility Impacts (Transportation Policy 5)

The Transportation Department will attempt to ensure that negative impacts from traffic circulation for major recreational facilities in the Cloverdale area are minimized (ongoing).

4.3 Parks and Recreation Facilities

1. Community League Facility (Parks Policy 1)

The Parks and Recreation Department will provide a new Community League site in Gallagher Park and assist in its development in 1986 and 1987. City Council, based on a recommendation of the Parks and Recreation Cultural Advisory Board, has recommended that the Community League receive a Community Recreation and Culture (CRC) grant from the Province for \$144,625 in 1986. The Community League plans to construct Phase I of their new Community League building in 1986.

2. Parking and Access (Parks Policy 4)

The Parks and Recreation Department will ensure that adequate parking is provided on site for all new parks and recreation facilities (ongoing).

3. Parks Planning (Parks Policy 6)

The Parks and Recreation Department will undertake a comprehensive plan for lands in Cloverdale in their jurisdiction, in conjunction with existing and potential user groups and the community, commencing in 1986.

4.4 Land Disposal

1. Property Disposal Program (Land Disposal Policy 1)

In disposing of City-owned property in Cloverdale, in 1986, the Real Estate and Supply Services Department will give special consideration and priority to tenants of City-owned houses and property owners in specified areas, as indicated in Land Disposal Policy 1. The Real Estate and Supply Services Department will prepare a detailed disposal procedure for Council approval.

2. Disposal Strategy in Medium Density Areas (Land Disposal Policy 2)

The City may call for development proposals on specified City property with construction a condition of disposal (ongoing).

3. Phasing of Land Disposal (Land Disposal Policy 3)

Property disposal will be phased so as to minimize negative impacts on the neighbourhood. The release of land will be controlled to allow an absorption rate onto the market which does not adversely affect local real estate values.

4.5 Land Acquisition and Development

1. Demonstration Projects (Land Acquisition and Development Policy 1)

The Planning and Building Department and Real Estate and Supply Services Department will encourage privately sponsored housing demonstration projects through specified incentives, such as providing land at reduced prices reserving sites and recommending realty tax concessions.

2. Capital City Recreation Park (Land Acquisition and Development Policy 2)

The City will continue to acquire land within the Capital City Recreation Park for parks purposes.

3. Consolidation/Assembly (Land Acquisition and Development Policy 3)

The Real Estate and Supply Services Department will negotiate with private land owners to discuss strategies to stimulate redevelopment of City and privately owned property in the medium density residential areas.

4.6 Fiscal Policies

1. Parkland Purchase Reserve Account (Fiscal Policy 1)

The Finance Department will ensure that funds derived from the sale of City-owned land which are credited to the Parkland Purchase Reserve Account are ear-marked for parks improvements in the neighbourhood.

2. Land Revolving Fund Account (Fiscal Policy 2)

The Finance Department will set up the necessary accounting procedures to implement this policy.

Table 1

Cloverdale ARP
Three Year Implementation Budget and Schedule

ARP Project	Total Budget	Timing	Responsible Department
1. Traffic Signals and Signage	80,000	1986	Transportation
2. Community League Playground	30,000	1986-87	Parks and Recreation
3. Nature Preserve Signage	1,000	1986	Parks and Recreation
4. Capital City Recreation Park Improvements	177,000	1986-87	Parks and Recreation
5. Sewer Improvements	2,200,000	1986-88	Water and Sanitation
6. Roadway and Sidewalk Repairs/Const.	165,000	1986-87-88	Transportation
7. 97 Avenue Streetscape Improvements	510,000	1986-88	Planning and Building
- parking spaces	30,000	1986	Planning and Building
- corner park	50,000	1986	Planning and Building
- street terminations	63,000	1986	Planning and Building
- sidewalks, lamp standards, landscaping	555,650	1987	Planning and Building
8. 98 Avenue Streetscape Improvements	198,000	1986	Planning and Building
- Cloverdale/Capital City Plaza	128,500	1986	Planning and Building
- East and West Gateways	896,500	1987	Planning and Building
- sidewalks, lamp standards, landscaping	134,500	1986-88	Planning and Building
9. Consulting Fees (7% of #'s 7 and 8)			
Total	\$ 5,219,150		

Table 1

**Cloverdale Area Redevelopment Plan
Four Year Implementation Budget and Schedule (000's)**

ARP Project	1986 Budget	1987 Budget	1988 Budget	1989 Budget	Total Budget	Responsible Department
1. Traffic Signals and Signage	\$120	-	-	-	\$120	Transportation
2. Community League Playground	-	30	-	-	30	Parks and Recreation
3. Nature Preserve Signage	1	-	-	-	1	Parks and Recreation
4. Capital City Recreation Park Improvements	-	-	-	-	-	
- house removal	12	-	-	-	12	Parks and Recreation
- trail development	-	45	-	-	45	Parks and Recreation
- tree planting	-	50	-	-	50	Parks and Recreation
- viewpoint development	-	-	120	-	120	Parks and Recreation
- park plaza at 95 Street	-	227	-	-	227	Planning and Building
- 98 Avenue streetscape (north side)	-	228	-	-	228	Planning and Building
Sub Total	12	550	120	-	682	
5. Sewer Improvements	100 (100)	42 (1,092)	- (1,050)	-	142 (2,242)*	Water and Sanitation
6. Roadway and Sidewalk Repairs/Consl.	-	140	48	65	253	Transportation
7. 97 Avenue Streetscape Improvements	-	34	-	-	34	Planning and Building
- parking spaces	-	-	58	-	58	Planning and Building
- corner park (95 Street)	-	-	72	-	72	Planning and Building
- street termination plazas	-	-	-	-	-	
- sidewalks, lamp standards, landscaping	-	-	261	306	567	Planning and Building
Sub Total	-	34	391	306	731	
8. 98 Avenue Streetscape Improvements	-	-	-	-	-	
- East and West Gateways	-	148	-	-	148	Planning and Building
- sidewalks, lamp standards, landscaping	-	310	598	-	908	Planning and Building
Sub Total	-	458	598	-	1,056	
9. Consulting Fees (7% of #'s 4, 7 & 8) (Planning and Building's portion)	157	-	-	-	157	Planning and Building
Total	\$390 (390)	\$1,254 (2,304)	\$1,157 (2,207)	\$371 (371)	\$3,172 (5,272)**	

* See Section 3.3.1 in this report.
Budget totals if highest standard sewer system constructed within the time period of this implementation program.